



July 6, 2013

ASSOCIATION NEWSLETTER

ABANDONED BIKES TO BE GIVEN DONATED TO LOCAL CHARITY

Last month, the Association had the bike rack by 7620 repainted. Unfortunately, there were several bikes that were not removed from the rack so the Association had to cut its locks and chains. They are being temporarily stored for now. If these bikes go unclaimed, they will be donated to a local charity.

Speaking of bikes, there is a new bike rack that was recently installed by Bldg 7628. Hopefully, the second bike rack will make it more convenient for residents in this section of the complex.

REMINDER TO ALL

1) Landings by front doors and front porches are common areas, and are not the unit owners' property. They should be kept clear at all times for safety reasons, and should not be used for storage, for large heavy potted plants that block emergency access, or used for furniture.

2) No exterior modifications and nothing are permitted to be attached to exterior surfaces of the buildings without express written permission from the Board. This includes cabinets, shelves, wall plaques, plant holders, pictures, etc.

3) Lattice fences around back patios are unit improvements and are the unit owner's responsibility to maintain, repair and paint. Lattice fences found not properly maintained and painted by the unit owner, will be tagged to be removed at unit's owner's expense. Several fences were found in disrepair and unpainted.

Only a few were found to have been recently repaired and painted, and the Board congratulates and commends these unit owners for taking proper care of their unit improvements.

MOTORCYCLE FOUND IN DUMSPTER (SEE PHOTO)

Recently, a motorcycle was found inside the dumpster between 7632 & 7634. Someone(s) had discarded the scooter and the Association had to take it out. Otherwise, Marborg would not have emptied the bin or may have had the Association fined by the City for illegal dumping. If you know the individual(s) who did this illegal dumping, please report the person(s) to the Association. Thank you.

EXT PAINTING COMPLETE; FRONT DOORS BEING DONE

Other than some small sections that were missed (and new sidings to be replaced), basically, the exterior painting of the complex is complete. The Association would like to thank everyone for their cooperation and patience.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Mr. & Mrs. M. Kragness, Mr. B. Talgo.

POOL REMINDER

As summer is in full swings, please note the following: Pool users are required to use their facilities pass to enter the pool area. Please do not let anyone into the pool area who says they have lost or forgotten their pass, as this may allow trespassing. All children at the pool

should be accompanied by an adult who has a facilities pass.

**MAINTENANCE CONCERNS?
CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

**ASSOCIATION TO REPAIR FAULTY
PRESSURE REGULATOR AND
BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

**PLEASE CHECK FOR LATEST INFO
ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

The civil code requires that if you have new phone numbers, tenants, or e-mail/ mailing address, to notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the

owners / tenants ratio. Your cooperation is appreciated.

**BOARD MEETING SCHEDULED;
REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for July 11, 2013, at 6PM, at 7610 Hollister Ave. Meeting Room. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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